



Bridge House The Green, Muston,
Leicestershire, NG13 0FQ

Chain Free £720,000

Tel: 01949 836678

 **RICHARD
WATKINSON**
PARTNERS
Surveyors, Estate Agents, Valuers, Auctioneers

- Individual Detached Timber Framed Home
- Generous Level Of Accommodation
- Ensuite & Main Bathroom
- Accommodation In Region Of 2,900 Sq.Ft.
- Quiet Backwater Location
- Originally Completed In 1990s
- 4 Bedrooms 3 Reception Areas
- Plot Approaching 1/2 Acre
- Double Garage & Driveway
- No Upward Chain

We have pleasure in offering to the market this truly unique Lindal Cedar home; a detached, family orientated home originally constructed in the early 1990s to an American timber framed design of post and beam construction making excellent use of many natural materials including cedar cladding, oak faced internal doors, exposed beams, natural timber skirtings and architraves.

The property offers interesting architectural elements including a full height window to the inner reception; the focal point to the house is a truly stunning main reception with a high cathedral vaulted ceiling and perimeter galleried landing flooded with light having high level windows as well as a pitched roofed garden room at the rear. The centre point to this room is its contemporary fire place with "floating" flue. This space boasts a significant floor area and links into two further reception areas including a well proportioned hallway and study. An open plan dining kitchen provides a well proportioned light and airy space benefitting from a dual aspect as well as access out into the rear garden. To the first floor there are four bedrooms including a particularly spacious principal suite benefitting from a walk in dressing room and ensuite bathroom. In addition a further family bathroom services the three remaining bedrooms, all situated off an impressive galleried landing.

As well as the internal accommodation the property occupies a delightful plot lying in the region of 0.46 of an acre with ample off road parking and double garage. To the rear of the property is a wonderful established garden with delightful views across to adjacent paddocks and the River Devon at the foot.

Overall this is a truly fascinating, individual, bespoke home of generous proportions tucked away on a quiet backwater within this pleasant hamlet and is perfect as a family home which, subject to consent, could offer scope to expand the accommodation further. Overall viewing comes highly recommended to appreciate both the location and accommodation on offer.

MUSTON

There is a public house/restaurant in Muston and further facilities are available in the adjacent village of Bottesford including primary and secondary schools, several public houses and restaurants, railway station with links to Nottingham and Grantham from where there is a fast rail link to London's Kings Cross in just over an hour and there is a daily bus service to the Grammar Schools in Grantham. The A52, A46 and A1 are also close by providing excellent road access. There are local walks along the Grantham canal and pretty Vale of

Belvoir countryside which links to nearby picturesque villages, many of which offer highly regarded public houses and restaurants. The village is a stone's throw away from Belvoir Castle which holds events and shows throughout the year. Muston also boasts 'Muston Meadows' which is understood to be one of the finest lowland meadows in England, extending to approximately 41 hectares offering a haven for local wildlife and plants.

AN ENTRANCE DOOR LEADS THROUGH INTO:

INITIAL PORCH

4'10" x 4' (1.47m x 1.22m)

Having a slate tiled floor, window to the front and a further glazed internal door leading through into:

INITIAL RECEPTION AREA

15'4" x 24' max (4.67m x 7.32m max)

A well proportioned versatile reception space which could be utilised as a spacious hallway opening out into the impressive main reception or alternatively would be large enough to accommodate a living or study area; having window to the side, spindle balustrade staircase rising to a galleried landing and further doors leading to:

STUDY

10' x 10' (3.05m x 3.05m)

A versatile room ideal as a home office having a large picture window to the front.

GROUND FLOOR CLOAK ROOM

4'9" x 5' (1.45m x 1.52m)

Having a two piece suite comprising close coupled WC and vanity unit with washbasin over and window to the front.

Returning to the initial reception area this opens out into

LIVING/DINING ROOM

28' x 20' (8.53m x 6.10m)

A stunning well proportioned living/dining room boasting a full height vaulted cathedral ceiling and an impressive contemporary gas fire providing an interesting focal point. Surrounding this room is a raised galleried landing area flooded with light having windows to two elevations creating a unique feature; a pitched glass addition to the rear affording a wonderful aspect into the rear garden.

From this area a pair of glazed internal doors lead through into:

L SHAPED OPEN PLAN DINING KITCHEN

20' x 20' max (6.10m x 6.10m max)

Having an initial reception space ideal for formal dining having a dual aspect with windows to the front and rear and open plan to the kitchen. The kitchen is fitted with a range of contemporary gloss fronted wall, base and drawer units, pull out pantry unit and two runs of

work surfaces including peninsula unit with breakfast bar area for informal dining; inset ceramic sink unit with swan neck mixer tap and tiled splash backs; integrated appliances including AEG dishwasher, Zanussi induction hob, double oven and fridge freezer; cupboard housing gas central heating boiler.

A pocket door leads into:

UTILITY ROOM

8' x 4'8" (2.44m x 1.42m)

Having fitted wall and base units, laminate work surface with stainless steel sink and drain unit, plumbing for washing machine, space for further free standing appliance and window to the front.

Returning to the kitchen a further door leads into:

SIDE ENTRANCE HALL

6'6" x 3' (1.98m x 0.91m)

Having shelved area, slate effect tiled floor and exterior door.

RETURNING TO THE INITIAL RECEPTION AREA A SPINDLE BALUSTRADE STAIRCASE RISES TO:

GALLERIED LANDING

An attractive galleried landing looking down into the main reception and having elevated views into the garden.

Further doors lead to:

BEDROOM 1

15'6" x 14'7" (4.72m x 4.45m)

A well proportioned double bedroom benefitting from both ensuite facilities and walk in dressing room; attractive vaulted ceiling, high level storage area in the eaves and two windows to the side elevation.

Further doors lead to:

WALK IN DRESSING ROOM

9' x 6'3" (2.74m x 1.91m)

Having hanging rails and shelving, windows to two elevations.

ENSUITE BATHROOM

7' max x 11' max (2.13m max x 3.35m max)

An L shaped room having a suite comprising panelled spa bath with wall mounted shower mixer with independent handset and rainwater rose over, close coupled WC and vanity unit with washbasin, tiled splash backs and windows to two elevations.

BEDROOM 2

13' max x 10' max (3.96m max x 3.05m max)

An L shaped bedroom benefitting from a dual aspect with windows to the front and side.

BEDROOM 3

10' x 10' max (3.05m x 3.05m max)

A further double bedroom having built in wardrobe and window with pleasant aspect into the rear garden.

BEDROOM 4

10' x 10'6" (3.05m x 3.20m)

A double bedroom having double width built in wardrobe with bifold doors and window overlooking the rear garden.

SHOWER ROOM

8'5" max x 6'7" max (2.57m max x 2.01m max)

Having a three piece suite comprising double length shower enclosure with glass screen and wall mounted shower mixer with both independent handset and rainwater rose over, close coupled WC and vanity unit with inset washbasin; tiled splash backs and window to the front.

EXTERIOR

This fascinating individual home occupies a wonderful established private plot tucked away towards the end of a small lane and occupying a site which approaches half an acre with a generous driveway providing off road car standing for numerous vehicles and, in turn, leads to the detached double garage. The rear garden is a delightful feature of the property offering an excellent degree of privacy and benefitting from an elevated view across to paddocks at the rear, the gardens sweeping down to the River Devon at the foot. The gardens are mainly laid to lawn with an initial terrace and well stocked perimeter borders with established trees and shrubs and overall is a wonderful outdoor space.

DOUBLE GARAGE

21' x 18' (6.40m x 5.49m)

COUNCIL TAX BAND

Melton Borough Council - Band G

TENURE

Freehold

ADDITIONAL NOTES

The property is understood to have mains drainage, electricity, gas (warm air heating) and water (information taken from Energy performance certificate and/or vendor).

The property is of a modern timber frame construction.

We understand there is a right of way for a neighbouring property to gain access at the North Western corner of the property, to the South Eastern Boundary.

ADDITIONAL INFORMATION

Please see the links below to check for additional information regarding environmental criteria (i.e. flood assessment), school Ofsted ratings, planning applications and services such as broadband and phone signal. Note Richard Watkinson & Partners has no affiliation to any of the below agencies and cannot be responsible for any incorrect information provided by the individual sources.

Flood assessment of an area: _

<https://check-long-term-flood-risk.service.gov.uk/risk#>

Broadband & Mobile coverage:-

<https://checker.ofcom.org.uk/en-gb/broadband-coverage>

Radon Gas:-

<https://www.ukradon.org/information/ukmaps>

School Ofsted reports:-

<https://reports.ofsted.gov.uk/>

Planning applications:-

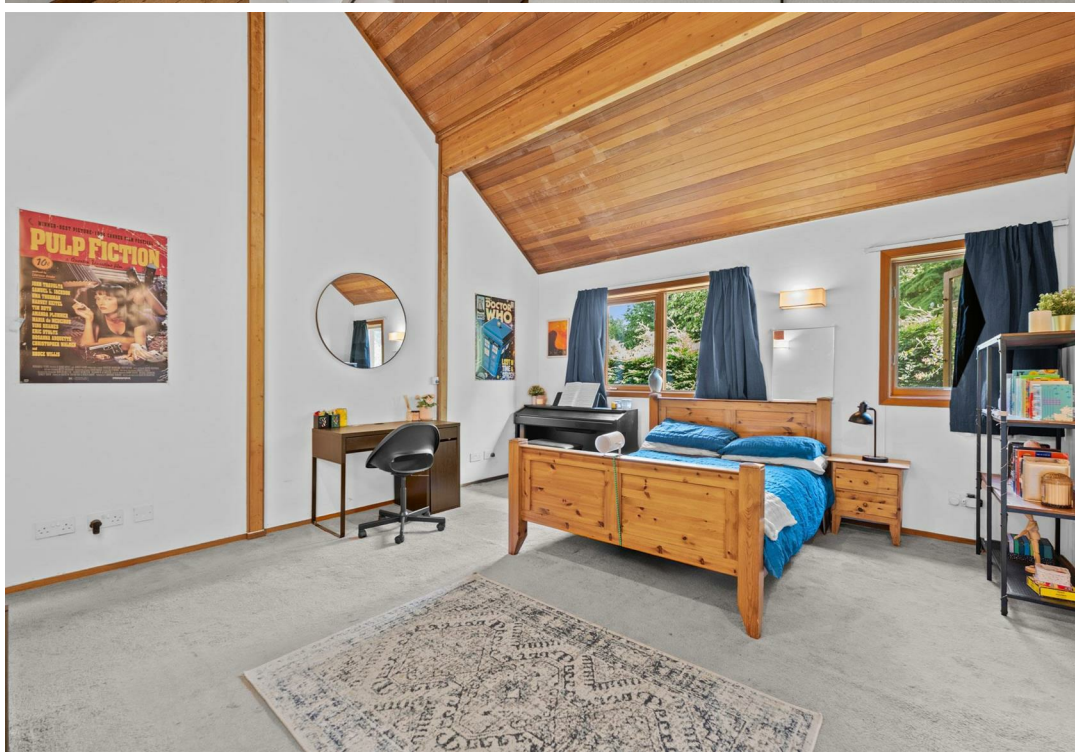
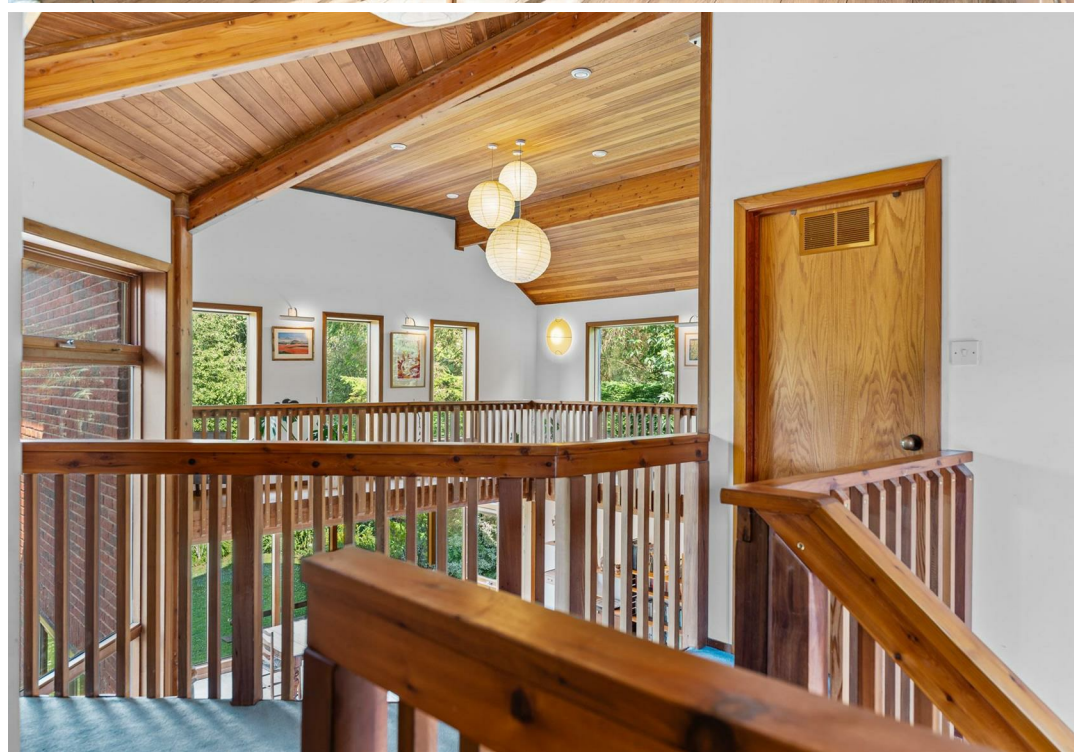
<https://www.gov.uk/search-register-planning-decisions>





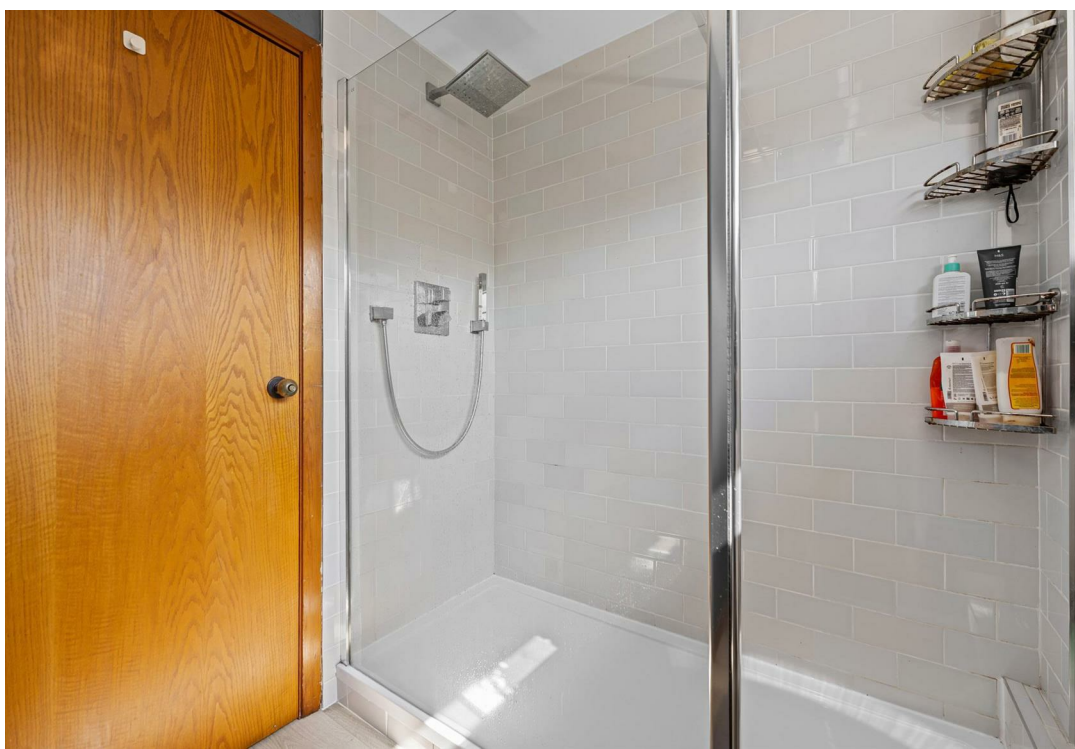


















SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY

All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	37	47
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property. Any fixtures and fittings not mentioned in these details are excluded from the sale price. No services or appliances which may have been included in these details have been tested by the selling agent and therefore cannot be guaranteed to be in good working order.

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